

ORDINANCE 91 - 66

To Amend the Zoning Maps, Grant PUD Designation,
and Outline Plan Approval

Re: Property located at 3300 Moores Pike
(Covenanter Investments & Rogers Group)

WHEREAS, the Common Council passed a Zoning ordinance amendment and adopted new incorporated zoning maps on June 7, 1978 which are now incorporated in Title 20 of the Bloomington Municipal Code; and

WHEREAS, the Plan Commission has considered this case, PUD/PCD-27-90, and recommends that the petition of Covenanter Investments & Rogers Group for rezoning to BA and RS, outline plan approval, and planned development designation be denied.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, that a rezoning to BA, approval of the outline plan, and PCD designation be granted for property located at 3300 Moores Pike, and more particularly described as follows:

A part of the south half of Section 2, Township 8 North, Range 2 West, Monroe County, Indiana, being more particularly described as follows:

COMMENCING at the southeast corner of said south half Section; thence NORTH 90 degrees 00 minutes 00 seconds WEST along the south line of the half Section 2418.40 feet to the point of beginning; thence continuing along said south line NORTH 90 degrees 00 minutes 00 seconds WEST 1541.60 feet; thence leaving the south line of said half Section NORTH 00 degrees 00 minutes 00 seconds EAST 1320.00 feet; thence SOUTH 90 degrees 00 minutes 00 seconds EAST 330.00 feet; thence SOUTH 27 degrees 30 minutes 00 seconds EAST 120.00 feet; thence SOUTH 46 degrees 30 minutes 00 seconds EAST 165.00 feet; thence SOUTH 64 degrees 00 minutes 00 seconds EAST 200.00 feet; thence SOUTH 80 degrees 00 minutes 00 seconds EAST 200.00 feet; thence NORTH 85 degrees 18 minutes 17 seconds EAST 225.69 feet; thence SOUTH 33 degrees 22 minutes 04 seconds EAST 129.38 feet; thence SOUTH 18 degrees 00 minutes 00 seconds EAST 180.00 feet; thence SOUTH 10 degrees 00 minutes 00 seconds EAST 210.00 feet; thence SOUTH 90 degrees 00 minutes 00 seconds EAST 271.60 feet; thence SOUTH 00 degrees 00 minutes 00 seconds WEST 510.00 feet to the point of beginning, containing 35.00 acres, more or less.

SECTION II. Through the authority of IC 36-7-4 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, that a rezoning from RE to RS be granted for property located at 3300 Moores Pike, and more particularly described as follows:

A part of the south half of Section 2, Township 8 North, Range 2 West, Monroe County, Indiana, being more particularly described as follows:

BEGINNING at the southeast corner of said half Section; thence NORTH 90 degrees 00 minutes 00 seconds WEST along the south line of said south half Section 1480.00 feet; thence leaving said south line NORTH 44 degrees 00 minutes 00 seconds EAST 460.00 feet; thence NORTH 22 degrees 30 minutes 00 seconds WEST 215.00 feet; thence NORTH 19 degrees 31 minutes 19 seconds EAST 708.32 feet; thence NORTH 35 degrees 00 minutes 00 seconds EAST 150.00 feet; thence SOUTH 90 degrees 00 minutes 00 seconds EAST 920.00 feet to the east line of said half Section; thence SOUTH 00 degrees 00 minutes 00 seconds WEST along said east line 1320.00 feet to

the point of beginning, containing 35.46 acres, more or less.

SECTION III. Through the authority of IC 36-7-4 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, approval of the outline plan and planned unit development designation be granted for property located at 3300 Moores Pike, and more particularly described as follows:

A part of the south half of Section 2, Township 8 North, Range 2 West, Monroe County, Indiana, being more particularly described as follows:
BEGINNING at the southeast corner of said half Section; thence NORTH 90 degrees 00 minutes 00 seconds WEST along the south line of said half Section 2418.40 feet; thence leaving the south line NORTH 00 degrees 00 minutes 00 seconds EAST 510.00 feet; thence NORTH 90 degrees 00 minutes 00 seconds WEST 271.60 feet; thence NORTH 10 degrees 00 minutes 00 seconds WEST 210.00 feet; thence NORTH 18 degrees 00 minutes 00 seconds WEST 180.00 feet; thence NORTH 33 degrees 22 minutes 04 seconds WEST 129.38 feet; thence SOUTH 85 degrees 18 minutes 17 seconds WEST 225.69 feet; thence NORTH 80 degrees 00 minutes 00 seconds WEST 200.00 feet; thence NORTH 64 degrees 00 minutes 00 seconds WEST 200.00 feet; thence NORTH 46 degrees 30 minutes 00 seconds WEST 165.00 feet; thence NORTH 27 degrees 30 minutes 00 seconds WEST 120.00 feet; thence SOUTH 90 degrees 00 minutes 00 seconds EAST 3630.00 feet to the east line of said south half Section; thence SOUTH 00 degrees 00 minutes 00 seconds WEST along said east line 1320.00 feet to the point of beginning, containing 85.00 acres, more or less.

SECTION IV. The Outline Plan shall be attached hereto and made a part hereof.

SECTION V. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 1991.

JOHN FERNANDEZ, President
Bloomington Common Council

ATTEST:

PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 1991.

PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 1991.

TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance rezones approximately 35 acres from RL, RS, and RS/PUD to BA, approves an outline plan for commercial development, and designates the 35 acres as a planned commercial development; rezones approximately 35 acres from RE to RS; approves an outline plan for development of a mixed use residential development of 541 dwelling units on approximately 85 acres.

*****ORDINANCE CERTIFICATION*****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 91-66, is a true and complete copy of Plan Commission Case Number PUD/PCD 77-2 which was given a recommendation of denial by a vote of 9 Ayes, 1 Nays, and Abstentions by the Bloomington City Plan Commission at a public hearing held on

Date: 11-18-91

Timothy A. Mueller
Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this day of

Patricia Williams
Patricia Williams, City Clerk

Appropriation Ordinance # Fiscal Impact Statement # Resolution #
Ordinance

Type of Legislation:

Appropriation <u> </u>	End of Program <u> </u>	Penal Ordinance <u> </u>
Budget Transfer <u> </u>	New Program <u> </u>	Grant Approval <u> </u>
Salary Change <u> </u>	Bonding <u> </u>	Administrative Change <u> </u>
Zoning Change <u> </u>	Investments <u> </u>	Short-Term Borrowing <u> </u>
New Fees <u> </u>	Annexation <u> </u>	Other <u> </u>

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure Emergency
Unforeseen Need Other

Funds Affected by Request:

Fund(s) Affected	<u> </u>	<u> </u>
Fund Balance as of January 1	\$ <u> </u>	\$ <u> </u>
Revenue to Date	<u> </u>	<u> </u>
Revenue Expected for Rest of year	<u> </u>	<u> </u>
Appropriations to Date	<u> </u>	<u> </u>
Unappropriated Balance	<u> </u>	<u> </u>
Effect of Proposed Legislation(+/-)	<u> </u>	<u> </u>
Projected Balance	\$ <u> </u>	\$ <u> </u>

Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues? Yes No X

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible.
(Continue on second sheet if necessary)

Agency submitting legislation

By Date

1871